

MEMBERS PRESENT: LEONARD KRAWCHECK, MARGARET SMITH, ALLISON GRASS,  
JOHN LESTER  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

SEPTEMBER 5, 2017 5:15-17 P.M. 2 GEORGE STREET  
6:19 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

B. New Applications:

1. 60 BULL ST. (HARLESTON VILLAGE) APP. NO. 179-05-B1  
(457-03-02-090)

Request special exception under Sec. 54-110 to allow a change to the hours and days of operation and a change to the hours and days for on-premises consumption of beer and wine for a deli/café use. Existing hours and days of operation are 8am-8pm Monday-Sunday. Existing hours and days for on-premises consumption of beer and wine are 5pm-8pm Monday-Saturday. Proposed hours and days of operation are 8am to 9pm Monday-Sunday. Proposed hours and days for on-premises consumption of beer and wine are 11am to 9pm Monday-Saturday and 9am-5pm on Sunday.  
Zoned DR-1F.

Owner-C.Sanders Roberson, Jr./Applicant-TST Ventures I, Inc. dba 60 Bull Café

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

2. 1669 GARDEN ST. (350-11-00-132) APP. NO. 179-05-B2

Request variance from Sec. 54-301 to allow a detached accessory building (garage) with a 7.5-ft. side street setback and a 9.7-ft. rear setback (25-ft. and 25-ft. are required).  
Zoned SR-1.

Owner/Applicant-Edward Horn Boinest IV

APPROVED 0 WITHDRAWN 0  
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 4 AGAINST 0

3. 3 DESPORTES CT. (RADCLIFFEBOROUGH) APP. NO. 179-05-B3  
(460-16-03-047)

Request variance from Sec. 54-301 to allow additions (porches and bathroom) with a 47% lot occupancy (35% lot occupancy limit; existing lot occupancy is 44%).  
Zoned DR-1.

Owner/Applicant-Heidi Brown

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 4 AGAINST 0

---

4. 891 RUTLEDGE AVE. (WAGENER TERRACE) APP. NO. 179-05-B4  
(463-08-03-014)

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) that extends a non-conforming 3.3-ft. north side setback (9-ft. required).  
Request variance from Sec. 54-301 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) with a 3.3-ft. rear setback (25-ft. required).  
Zoned SR-2.  
Owner-Ann Stafford/Applicant-E.E. Fava Architects

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferral to meet with the adjacent neighbor.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 3 AGAINST 1  
\*L.Krawcheck

---

5. 15 THOMAS ST. (RADCLIFFEBOROUGH) APP. NO. 179-05-B5  
(460-16-01-046)

Request variance from Section 54-301 to allow additions (porches/kitchen expansion/bathroom/closet) with a 42% lot occupancy (35% lot occupancy limit; existing lot occupancy is 34%).  
Zoned DR-1.  
Owners-Kim & Eric Strickland/Applicant-E.E. Fava Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

---

6. 1612 JOHN FENWICK LN. APP. NO. 179-05-B6  
(THE PRESERVE AT FENWICK) (346-00-00-288)

Request variance from Sec. 54-261 to allow construction of a detached accessory building (garage/studio) with a 6-ft. north side setback (12-ft. required).  
Zoned PUD.  
Owners-Nicolai Chalfa, Delores Dean/Applicant-Nicolai Chalfa

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 4 AGAINST 0

---

7. 625 PARISH RD. (MORELAND) (421-03-00-185) APP. NO. 179-05-B7
- Request special exception under Sec. 54-110 to allow existing carport to be enclosed (mudroom/laundry/storage) and to allow a porch addition that extends a non-conforming 6.5-ft. north side setback (9-ft. required).  
Zoned SR-1.  
Owners-Adam & Charlotte Edwards/Applicant-Rogers Custom Builders

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 4 AGAINST 0

---

8. 52 CLEMSON ST. (WAGENER TERRACE) APP. NO. 179-05-B8  
(463-07-02-021)
- Request special exception under Sec. 54-110 to allow the reconstruction of a rear addition (breakfast room/covered deck/enclosed porch) and to allow a vertical extension (2<sup>nd</sup> story master bedroom/bath/closet) to a non-conforming building footprint that does not meet the required 25-ft. rear setback.  
Zoned SR-2.  
Owners-Josh & Jennifer Dickerson/Applicant-J.Michael Atkinson

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 4 AGAINST 0

---

9. 92 COOPER ST. (EASTSIDE) (459-05-04-117) APP. NO. 179-05-B9
- Request variance from Sec. 54-301 to allow construction of a single-family residence with porch and stairs having a 3-ft. front setback (10-ft.required).  
Zoned DR-2F.  
Owner-Mulberry Street Development/Applicant-William Easterlin

**BOARD OF ZONING APPEALS—ZONING/SEPTEMBER 5, 2017**  
**PAGE 4**

APPROVED   XX

WITHDRAWN   0

DISAPPROVED   0

DEFERRED   0

MOTION:       Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 4 AGAINST 0

---

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.